



CITY OF NEWTON PLANNING DEPARTMENT

OFF STREET PARKING AND LOADING

Section 26.10.1. Intent.

It is the intent of these regulations to encourage the appropriate location of **off-street parking** and **off-street loading** to provide the needed levels of service to the citizens and of visitors to the City and its environs, to avoid undue congestion on the streets, to protect the capacity of the street system to move traffic, to avoid unnecessary conflicts between vehicles and pedestrians, to preserve and enhance the designated pedestrian activity areas within the City and to facilitate access from streets to off-street parking lots and structures and off-street loading spaces.

Section 26-10.2. Off-street parking required.

In all districts, in connection with every industrial, commercial, institutional, residential or any other use at the time any new structure is erected or any use of a structure or land is enlarged or increased in density or intensity, off-street parking shall be provided for motor vehicles in accordance with requirements herein, and shall be for the new use or the enlarged portion of the use(s) or structure(s) only and not the existing use or structure.

Section 26-10.3. Compliance with regulations.

The requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures and uses shall be a continuing obligation of the owner of the real estate upon which any such structure is located, so long as the structure or use is in existence and its use requiring parking or loading, or both, continues. It shall be unlawful for an owner of any structure affected by this Chapter to discontinue, change or dispense with, or cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance of such structure, without establishing alternative parking and loading space which meets the requirements of and is in compliance with this chapter.

Section 26-10.4. Methods of providing required parking.

All required parking for a use on a zoning lot may be located on the same lot as the principal use(s) it serves, except as provided below. In lieu of actual construction of required on-site parking spaces, all of any portion of the off-street parking required in this article may be provided as follows:

- (1) Required parking for a use on zoning lot may be located on another zoning lot, either by itself or combined with parking for other uses, subject to certification by the Planning Director that the following requirements have been met:

- (a.) The use being served by the off-site parking shall be a permitted principal use as established in Article V in the zoning district within which the zoning lot containing such parking is located.
- (b.) The off-site parking spaces shall be located within three hundred (300) feet walking distance of a public entrance to the structure or land area containing the use for which such spaces are required. A safe, direct, attractive, lighted and convenient pedestrian route shall exist or be provided between the off-site parking and the use being served.
- (c.) The continued availability of off-street parking spaces necessary to meet the requirements of this Article, shall be ensured by an appropriate reciprocal easement, satisfactory to the office of the City Attorney and recorded with the Register of Deeds of the County.
- (d.) For purposes of determining applicable minimum and maximum intensities, the land area devoted to off-site parking shall be added to the land area of the zoning lot containing the use being served by such parking and shall be subtracted from the area of the zoning lot containing the off-site parking.
- (e.) The provision of off-site required off-street parking shall only occur in industrial, commercial and office districts.
- (f.) Off-site required off-street parking shall not be separated from the use it services by arterial or collector street, as shown on the thoroughfare plan and the Collector Street Plan, or other similar physical barriers to convenient access between the parking and the use.
- (2.) Parking, whether required or not, for an industrial or commercial use on an abutting (streets excluded), residential or office and institution zoning lot may be allowed as a Class A Special Use, subject to standards applicable to individual special uses contained in Article XI of this Chapter.

Section 26-10.5. Joint use facilities and shared parking.

- (a) Nothing in the chapter shall be construed to prevent the joint use of off-street parking or off-street loading space for two (2) or more structures or uses, if the total of such spaces, when used together, will not be less than the sum of the requirements of the various individual uses computed separately in accordance with the requirements of this chapter.

An agreement for such joint use, in the form of a reciprocal easement acceptable to the City Attorney shall be filed with the Planning Director and recorded with the Register of Deeds of the County.

- (b) No part of an off street parking area or off-street loading area required for any structure or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area or off-street loading area similarly required for another structure or use, unless the Planning Director determines that the period(s) of peak demands for off-street parking for such structures or uses will not be simultaneous with or overlap each other.

An agreement, with the City as one of the parties with a right of enforcement, for such joint use in the form of a reciprocal easement acceptable to the City Attorney shall be filed with the Planning Director and recorded with the County Register of Deeds.

The Zoning Clearance Permit covering such approval shall include the requirements that the permit is valid only so long as the conditions described in the application for the permit exist.

Section 26-10.6. Number of required off-street parking spaces.

- a. ***Required off-street parking spaces.*** the number of required off-street parking spaces shall be as set forth in Table 10.1, on next pages:

<i>TABLE 10.1: REQUIRED PARKING SPACES</i>	
<i>Uses</i>	<i>Spaces per Unit of Measure</i>
Agriculture and Related Uses:	
Roadside stand, commercial, (per 1000 sq. ft. G F A)*	3.0
Stable, public, (per five stalls)	1.0
Cultural Facilities:	
Art galleries, (per 1,000 sq. ft. GFA)	1.2
Museums, (per 1,000 sq. ft. GFA)	1.2
Libraries, (per 1,000 sq. ft. GFA)	1.2
Communication Facilities:	
Radio and Television Studio, (per 1,000 sq. ft. GFA)	1.0
Radio and television transmitting and receiving facility, (per employee)	1.0
Community Recreational Uses:	
(per 1,000 sq. ft. GFA)	3.3
(30% of the maximum capacity for open uses)	1.0
Manufacturing, Processing and Assembly:	
(Per employee of largest shift)	0.6
Membership Organization, (per 1,000 sq. ft. GFA)	3.3
Open Use of Land-Heavy:	
Junkyards, (per employee)	0.5
Plus, (per 5,000 sq. ft. of lot area)	1.0

TABLE 10.1: REQUIRED PARKING SPACES

Landfills, (per employee of largest shift)	1.0
Place of Assembly, (per seat)	0.3
Public Assemblies:	
Public service facilities, (per employee)	1.0
Public use facilities, (per 1,000 sq. ft. GFA)	3.3
Correctional facilities	1.0 per employee, plus
	1.0 per 25 inmates
Residential Support Uses:	
Church/Synagogue, (per seat)	
Child or adult care center	1.0 per employee, plus
	1.0 per facility vehicle
	Plus, 1.0 per 25 children
College/university, (per student)	0.5
School, elementary, jr. high, senior high, (per classroom)	1.6
(per Student)	0.33
Plus, (per staff member)	1.0
Residential Uses:	
Congregate Living Facility, (per employee of largest shift)	1.0
Plus, (per facility vehicle)	1.0
Plus, (per resident)	2.0
Dwelling Units:	
Multiple-family:	
Efficiency-(per dwelling unit)	1.25
One-bedroom, (per dwelling unit)	1.50
Two or more bedrooms, (per dwelling unit)	2.0
Single family:	
Conventional, (per dwelling unit)	2.0
Manufactured home, (per dwelling unit)	2.0
Two-family, (per dwelling unit)	2.0
Life Care Treatment Facility:	

TABLE 10.1: REQUIRED PARKING SPACES

(Per employee of largest shift)	1.0
(Plus, per facility vehicle)	1.0
(Plus, per resident)	0.33
Professional Residential Facility:	
(Per employee of largest shift)	1.0
(Plus, per facility vehicle)	1.0
(Plus, per resident)	0.2
Boarding and Rooming Houses:	
(Per bedroom)	1.0
Retail Sales:	
Convenience goods, (per 1,000 sq. ft. GFA)	4.0
Eating establishments, walk-in/drive in/sit down (per 1,000 sq. ft. GFA)	10.0
Shopper goods (per 1,000 sq. ft. GFA)	4.0
Apparel stores, (per 1,000 sq. ft. GFA)	4.0
Department stores, (per 1,000 sq. ft. GFA)	4.0
Drinking establishments, (per 1,000 sq. ft. GFA)	10.0
Furniture and home furnishings, (per 1000 sq. ft. GFA)	1.0
Supermarket, (per 1,000 sq. ft. GFA)	5.0
Gas station, (per four pumps)	1.0
Manufactured Home and recreational vehicle sales, (per 1,000 sq. ft. GFA)	2.0
Service stations, (per four pumps)	1.0
(Plus, per repair bay)	3.0
Specialty retail, (per 1,000 sq. ft. GFA)	5.0
Other retail, (per 1,000 sq. ft. GFA)	4.0
Offices:	
Support uses	By individual review
Banking:	

TABLE 10.1: REQUIRED PARKING SPACES

Automatic teller, (per machine)	2.0
Bank, (per 1,000 sq. ft. GFA)	4.0
Plus, queuing area, (per drive in window)	100.0
Bus Terminal, (per 1,000 sq. ft. waiting area)	8.0
Business and Professional services and personal services office, (per 1,000 sq. ft. GFA)	3.5
Health services, (per 1,000 sq. ft. GFA)	5.0
Animal hospital, (per 1,000 sq. ft. GFA)	5.0
Hospitals, (per bed)	2.0
Medical and Dental Labs, (per 1,000 sq. ft. GFA)	4.0
Nursing, Convalescent and extended care facilities, (per bed)	0.35
Rehabilitation center, (per 1,000 sq. ft. GFA)	4.0
Sanitarium/mental institution, (per 1,000 sq. ft. GFA)	2.0
Railroad switching & classification yard, (per employee)	1.0
Taxi stand, (per employee)	1.0
Train terminal, (per 1,000 sq. ft. of waiting area)	8.0
Truck terminal, (per employee)	1.0
Warehousing:	
Warehouse, (per employee of largest shift)	0.6
Warehouse-mini, (per 10 storage units)	1.0
Miscellaneous:	
Amusement park	By individual review
Circuses, carnivals, and fairs	By individual review
Crematorium, (per seat of chapel capacity)	0.25
Plus, (per employee)	0.33
Dry cleaning plant, (per employee on largest shift)	1.0
Plus, (per facility vehicle)	1.0
Flea markets, (per 1,000 sq. ft. GFA)	3.0
Lumber yard, (per 1,000 sq. ft. GFA)	2.0

TABLE 10.1: REQUIRED PARKING SPACES	
Publishing and printing, (per 1,000 sq. ft. GFA)	1.0
Rental & leasing light equipment, (per 1,000 sq. ft. GFA)	3.0
Rental & leasing of domestic vehicles, (per 1,000 sq. ft. GFA)	3.0
Rental & leasing of commercial vehicles and heavy equipment, (per 1,000 sq. ft. GFA)	3.0
Research activities, (per employee)	1.4
Slaughterhouse, (per 1,000 sq. ft. GFA)	1.0
Stadium, (per seat)	0.3
Wholesale Distribution, (per employee of largest shift)	0.6

- (b). ***Calculation of certain parking requirements.*** Where parking requirements relate to number of seats, and seating is in the form of undivided pews, benches, and the like, twenty (20) lineal inches shall be construed to be equal to one (1) seat. Where parking requirements relate to movable seating in auditoriums and other assembly rooms, fifteen (15) square feet of net floor area shall be construed to be equal to one (1) seat, except where otherwise specified. Net floor area shall be the actual area occupied by seating and related aisles, and shall not include accessory unoccupied areas or the thickness of walls.

Section 26-10.7. Determinations for unlisted uses.

The Planning Director or his designee shall make a determination, in the cases of uses not listed in Table 10-1 of the required off-street parking spaces. In reaching the determination, the Planning Director or his designee shall be guided by the requirements for similar uses, the number and kind of vehicles likely to be attracted to the proposed uses and studies of the parking requirements of such uses in other jurisdictions.

Section 26-10.8. Off-street parking space standards.

- (a) **Regular car parking.** The minimum dimensions for required off-street spaces shall be as shown in Tables 10-2 and 10-3:

TABLE 10-2

TABLE 10-2: OFF STREET PARKING STANDARDS						
<i>Dimension</i>	<i>Angle ÷</i>	<i>0 E</i>	<i>45E</i>	<i>60 E</i>	<i>75 E</i>	<i>90 E</i>
Stall width, parallel to aisle	A	9.0	12.7	10.4	9.3	9.0
	B	24.0	24.5	21.4	19.5	18.0
Stall length of line	C	9.0	17.0	18.5	19.0	18.0
Isle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Stall depth, interlock	E	9.0	14.8	17.0	18.3	18.0
Isle, wall to interlock	F	30.0	43.8	51.5	59.3	60.0
Module, interlocking	G	30.0	41.6	50.0	58.6	60.0
Module, interlock to curb face	H	30.0	41.8	49.4	56.9	58.0
Bumper overhang (typical)	I	0.0	1.5	1.8	2.0	2.0
Off set	J	--	6.3	2.7	0.5	0.0
Setback	K	24.0	11.0	8.3	5.0	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	--	24.0	24.0	24.0	24.0	24.0

- (b) **Compact car parking.** Parking for compact cars may be provided for up to thirty (30) percent of the required parking.
- (1) Compact car parking may only be provided for non-residential land uses.
 - (2) Compact car parking may only be provided for parking areas that have ten (10) or more spaces.
 - (3) For ninety degree compact parking, the minimum stall width shall be eight (8) feet and the minimum stall length shall be sixteen (16) feet. There need be no provision for bumper overhang for compact parking.
 - (4) Compact parking spaces must be designated as being for the exclusive use of compact cars through the use of signs or pavement marking.
 - (5) The overall design must be reviewed and approved by the Planning Director.
 - (6) The parking layout dimensions (in feet) for eight-foot compact parking stalls at various angles are shown in Table 10-3.

TABLE 10-3: OFF STREET PARKING STANDARDS						
<i>Dimension</i>	<i>Angle ÷</i>	<i>0 E</i>	<i>45E</i>	<i>60 E</i>	<i>75 E</i>	<i>90 E</i>
Stall width, parallel to aisle	A	8.0	11.3	9.2	8.3	8.0
Stall length of line	B	22.0	24.0	20.5	18.2	16.0
Stall depth to wall	C	8.0	17.0	17.8	17.6	16.0
Isle width between stall lines	D	12.0	12.0	16.0	22.0	24.0
Module, interlocking	G	28.0	43.2	48.1	53.3	56.0
Module, interlocking to curb face	H	28.0	43.2	48.1	53.3	56.0
Bumper overhang (typical)	I	0.0	0.0	0.0	0.0.	0.0
Off set	J	0.0	5.7	2.3	0.6	0.0
Setback	K	22.0	11.3	8.0	4.1	0.0
Cross aisle, one-way	L	18.0	18.0	18.0	18.0	18.0
Cross aisle, two-way	--	24.0	24.0	24.0	24.0	24.0

*See Diagram 1 for applications of Tables 10-2 and 10-3.

(c) **Disabled parking.** Parking for the disabled shall be provided in the following quantities:

DISABLED PARKING	
<i>Total Parking in Lot</i>	<i>Required Minimum Number of Accessible Spaces</i>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	6
501 to 1,000	2% of total
1,001 and over	20, plus 1 for everyone 100 spaces over 1,000

Such parking spaces for the disabled shall be designed and located as required by the State Building Codes.

- (d). Except for single and two family dwellings and agricultural use, every off-street parking area shall provide a surface that will not contribute to subsidence, erosion or sedimentation, either on-site or off-site.
- (e) All off-street parking lots shall be graded and drained so as to dispose of all surface water accumulated within the area, in accordance with the design standards of the City Manual of City Specifications.
- (f) Lighting, if provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling on a street. (See Section 26-7.16)
- (g) Sales, dead storage, repair, dismantling and service of motor vehicles shall not be permitted on off-street parking spaces.
- (h) All off-street parking spaces, including all areas for maneuvering, shall be located solely on private property, and shall not use public property or public rights-of- way.
- (i) All off-street parking areas shall be designed to provide safe and convenient circulation, in accordance with commonly accepted traffic engineering practices and subject to the review and approval of the Planning Director in accordance with said practices.

Section 26-10.9. Landscaping standards for off-street parking.

1. ***Purpose.*** It is the intent of this Section to protect and promote the public health, safety, and general welfare by requiring the landscaping of parking areas which will serve to control access, enhance safety, reduce radiant heat from surfaces, reduce wind and air turbulence, reduce noise, reduce the glare of motor vehicles and surfaces, ameliorate storm water drainage problems, filter automotive exhaust and protect and preserve the appearance, character, and value of adjacent properties.
2. ***Applicability:*** The landscaping requirements of this Section shall apply to all new land development, public and private, designated as multi-family, recreational, office or institutional, commercial or industrial land uses.

It is the intent of this Section to encourage but not to require compliance with these standards whenever existing structures and/or uses are enlarged or expanded and additional parking is required by this Chapter.

3. ***Pre-development site review.*** Site plans for proposed development shall comply with the requirements of this Section prior to issuance of a Zoning Permit. Such plans shall be reviewed and approved by the Planning Director.
4. ***Landscaping requirements:***
 - (a) ***Street yards.*** The minimum width of the street yard as defined in Section 26-2.2 shall be ten (10) feet measured from and parallel to the public street right of way. It shall be landscaped and maintained with a vegetative cover and shall be planted with small (mature height less than four (4) feet) and/or medium (mature height four (4) to eight (8) feet) shrubs as follows:

SHRUB LANDSCAPING COVERS

Explanation of Codes: E = Evergreen D = Deciduous S = Sunny location
 SPS = Full sun to shady locations H = Mature height of plant in feet

Name of Shrub	Code
Japanese or Little Leaf Box Woods	E SPS 3 to 4 H
Leather Leaf Viburnum	E PS 4 to 6 H
Sandangua Viburnum	E PS 4 to 8 H
Burkwood Viburnum	D SPS 6 to 8 H
Japanese Barberry	D SPS 5 to 8 H
Carolina Allspice or Sweetshrub	D SPS 4 to 8 H
Japanese Flowering Quince	D SPS 3 H
Red-Osler Dogwood	D PS 4 to 8 H
Ornamental Grasses such as Fountain or Plume	D SPS 3 to 8 H
Compact Burning Bush	D S 6 to 8 H
Deciduous Privet varieties	D SPS 3 to 8 H
Winter Honeysuckle	D SPS 6 to 10 H
Sweet Mockoranga	D S 6 to 10 H
Fragrant Sumac	D S 3 to 6 H
Spiraea Varieties	D SPS 2 to 6 H
Glossy Abelia and varieties	E SPS 2 to 10 H
Wintergreen Barberry varieties	E SPS 2 to 10 H
Yucca varieties	E S 2 to 8 H
Dwarf Chinese Horned Holly varieties such as Rotunda, D Burford, Carissa others	E SPS 3 to 8 H
Dwarf Japanese Holly varieties such as Compacta, Stokes, others	E SPS 3 to 6 H
Dwarf Yaupon Holly	E SPS 4 to 5 H
Mahonia or Holly Grape	E PS 3 to 6 H
Nandina varieties	E SPS 1 to 7 H
Dwarf varieties of Cherry Laurel	E SPS 5 to 8 H
Juniper varieties	E S 1 to 8 H

- (a.1) Each shrub shall have a minimum amount of planting space based on the mature height of the shrub.

A small shrub having a mature height of less than four (4) feet will have a minimum of nine (9) square feet of planting space--a 3 x 3 square foot surface area.

A medium shrub having a mature height of less than eight (8) feet will have a minimum of 16 square feet of planting space--a 4 x 4 square foot surface area.

The planting space of each shrub can touch the planting space of another shrub or tree, but **cannot** overlap each other or be covered with a non-porous material such as a concrete sidewalk. This is to provide sufficient room for good foliage and root development of each shrub and tree.

(b) Interior areas of parking lots.

The area(s) within the property used for vehicular storage, parking and movement shall provide landscaping as follows:

The size of the mature tree to be used in a specific area should be based on the width of the planting area.

Small tree (mature height of less than 30 feet) should have a planting width of at least four (4) feet and an open area of at least 24 square feet. Minimum planting area is a 4 x 6 square foot rectangle.

Medium tree (mature height less than 45 feet) should have a planting width of at least six (6) feet and an open space of at least 60 square feet. Minimum planting area is a 6 x 10 foot rectangle.

Large tree (mature height greater than 45 feet) should have a planting area of at least ten (10) feet and an open space of at least 160 square feet. Minimum planting area is a 10 x 16 foot rectangle.

- (b.1) One (1) small tree shall be required for every ten (10) parking spaces or one (1) medium tree shall be required for every fifteen (15) or fewer parking spaces; or one (1) large tree for every twenty (20) or fewer spaces; or a combination of tree sizes based on the number of parking spaces and the size of the planting area.

The following example is given for illustrative and guidance purposes in the application of this subsection:

A parking lot having 38 parking spaces total would require a minimum of four (4) small trees, or three (3) medium trees, or two (2) large trees, or two (2) small and one (1) large tree or two (2) small and two (2) medium trees, or one (1) small, one (1) medium, and one (1) large tree.

- (b.2) One (1) small shrub shall be required for every five (5) or fewer parking spaces; or one (1) medium shrub for every ten (10) parking spaces; or a combination of small and medium shrubs based on the number of parking spaces, the amount of planting space available and any sight elevation problems that may be encountered in the parking lot.

- (b.3) The minimum size of the planting area will be based on the total minimum square foot area required by each shrub and tree to be planted in that area.

The following is example is given for illustrative and guidance purposes in the application of this Section:

One (1) medium tree and four (4) small shrubs are to be planted in a traffic island. The minimum size of the planting area will be:

(1) medium tree; 1 x 60 square feet

(4) small shrubs; 4 x 9 square feet

Total area needed: 96 square feet

- (b.4) Required trees and shrubs shall be distributed throughout the vehicular area and be placed as landscaped islands at each end of parking aisles to assist in traffic delineation and control.
- (b.5) Planting areas shall comply with the specified calculations at a minimum and shall be protected from vehicular encroachment by curbing or wheel stops at least six (96) inches in height.
- (b.6) No more than fifty (50) percent of trees may be evergreen and at least fifth (50) percent of shrubs shall be evergreen.
- (b.7) All tree planting areas not affected by turf grass or low growing ground cover shall bE adequately mulched with organic material such as shredded bark or pine needles to conserve moisture and discourage growth of noxious weeds. Small stone or gravel is acceptable as mulch in landscaped areas when used in conjunction with a landscape fabric.

(c) *Separation from structures:*

All parking areas, unless located on or within a structure, shall be separated from the exterior wall of a structure exclusive of paved pedestrian entrance ways or leading areas by a buffer strip of at least five (5) feet in width which shall be landscaped with mulch, pine straw, small gravel or stone and shrubs.

5. *Maintenance:*

It shall be the responsibility of the property owner, or in the event of a property transfer, the subsequent property owner's responsibility to maintain and ensure the survival of the plant material and planting areas in perpetuity. Plants and trees that do not survive planting or for some reason succumb to injury, disease and/or insect infestation must be replaced during the first planting season following the death of the plant(s) in accordance with the specifications of this Ordinance.

6. *Performance Guarantee:*

Landscape and tree planting requirements may be deferred to an appropriate planting season, based on a decision made by the Planning Director in order to facilitate a property owner's desire to obtain a Certificate of Occupancy. This provision is meant to allow for seasonal extremes in weather and soil conditions which may be incompatible to landscaping. It is not, however, meant to be used in any way to circumvent the intent and purpose of the Ordinance. No Certificate of Occupancy shall be approved until:

- (a) The required landscaping is completed in accordance with the approved plan; or

- (b) A bond or certified check, payable to the City of Newton, in the amount of 100% of the estimated cost to assure installation of the required landscaping. The amount of the Bond shall be submitted by the developer and reviewed and determined by the City Staff to be acceptable; or
- (c) An irrevocable Letter of Credit issued by a bank in a form approved by the City Attorney may be accepted in lieu of bond under the terms and conditions applicable to Bonds in Subsection (b) above.
- (d) No surety or portion thereof, as provided for in this Section, shall be released by the City until all landscaping has been installed, inspected, and approved.

Exceptions for Underground and Above Ground Parking Structures.

When parking is provided underground or within buildings, the above requirements shall not apply.

Section 26-10.10. Required off-street loading space.

- (a) Every use requiring the receipt or distribution by vehicles of materials and merchandise shall have one (1) or more loading berths or other space for standing, loading and unloading on the same or adjoining premises. Loading space shall be sufficient to allow normal loading and unloading operations of a kind and magnitude appropriate to the property served. Also, a required loading space shall be available for the loading and unloading of vehicles and shall not be used for the storage of vehicles or materials, or to meet off-street parking requirements or in conducting the use.
- (b) The requirements in Table 10-4 **shall apply to new structures or additions to structures**, and **shall not be considered to make any existing structure nonconforming for lack of such off-street loading.**

TABLE 10-4: OFF-STREET LOADING REQUIREMENTS	
<i>Land Use Classification</i>	<i>Space Requirements</i>
Office and hotel uses larger than 1,500 square feet.	One loading berth for every 10,000 sq. ft. of floor area up to a maximum of 5 berths.
Industrial and commercial uses as follows:	Minimum number of loading berths required:
Under 39,999 sq. ft.	1
39,000 - 99,999 sq. ft.	2
100,000 - 159,999 sq. ft.	3
160,000 - 239,999 sq. ft.	4
Over 240,000 sq. ft.	1 for each additional 100,000 square feet

Section 26-10.11. Determination of unlisted uses.

For any land use which is not listed in Table 10-4, the Planning Director, upon review of the proposed use, shall specify the required number of loading spaces to be provided, using generally accepted traffic engineering practices and standards.

Section 26-10.12. Off-street loading space standards.

All off-street loading spaces shall meet the following standards:

- (1) Off-street loading spaces shall be located and arranged so that a semi-trailer truck (WB-50 class) shall be able to gain access to and use such spaces.
- (2) Loading space shall observe the minimum street and interior setbacks established for structures.
- (3) All loading space and maneuvering space shall be surfaced with an all weather material which shall be maintained in a safe, sanitary, and neat condition.
- (4) No loading space shall be located so that a vehicle using such space intrudes on or hinders the use of the public right-of-way. or adjacent properties.
- (5) Each required off-street loading space shall have a minimum width of twelve (12) feet and a minimum vertical clearance of sixteen (16) feet above finished grade of the spaces. The length shall be a minimum of thirty (30) feet for local delivery and sixty (60) feet for semi-trailers. A maximum of two-thirds (2/3) of the required loading spaces can be used for local delivery vehicles.

Industrial and commercial parking in residential and office and institutional districts. The following specific standards shall be used in deciding an application for a Special Use Permit for approval of these uses:

- (a) The residential or office institutional zoning lot shall abut directly the industrial or commercial use for which it is to serve as a parking use. For the purposes of clarification, an intervening street shall constitute a condition of abutting the zoning lot.
- (b) Parking on the residential or office and institutional zoning lot shall be used only for the parking of automobiles and pick trucks and limited to customers and employees of the business of industry using the commercial or industrial property which joins the residential or office and institutional zoning lot.
- (c) Buffers and screening, as required by Section 26-7.12, shall be provided.
- (d) If lighting is provided, it shall not be offensive to neighboring properties or dwellings and shall be provided in such a way that it will not be dispersed onto adjoining residential areas.
- (e) The parking area shall be either paved or graveled with parking spaces marked as required by the zoning ordinance.
- (f) Sight distance protection at all intersections shall be preserved.
- (g) No parking lot permitted hereunder shall extend further than one (1) block or five hundred (500) feet. whichever is shorter, from the commercial or industrial zone to which the same abuts or joins.
- (h) A drainage plan shall be submitted to and approved by the city engineer prior to commencement of the approved parking usage.
- (i) The Special Use Permit shall expire automatically with the discontinuance of the industrial or commercial use for which the Special Use Permit was originally granted.